



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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November 3, 2005

IN REPLY PLEASE

REFER TO FILE: **PJ-1**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (STAGE 3)
ADOPT AND ADVERTISE
SPECS. 6613; C.P. 77398
SUPERVISORIAL DISTRICT 1
3 VOTES

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Adopt plans and specifications for the construction of the East Los Angeles Civic Center Renovation project (Stage 3) at an estimated construction cost of \$5,672,452, funded by First District Various Improvement funds, First District Road funds, First District Proposition A Transit funds, Rivers and Mountains Conservancy Grant funds, Parking Improvement funds, First District Deferred Maintenance funds, and Enhanced Services for Unincorporated Areas funds; and instruct the Executive Officer to advertise for bids to be received and opened on December 20, 2005, according to the instruction sheet for Publishing Legal Advertisements (Enclosure B).
2. Authorize the Director of Public Works to execute a Consultant Services Agreement with the apparent lowest responsible bidder to prepare a baseline construction schedule for a not-to-exceed fee of \$5,000 funded by existing project funds.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow Public Works to obtain bids for the construction of the East Los Angeles Civic Center Renovation project (Stage 3).

The East Los Angeles Civic Center Renovation project consists of five stages that will integrate existing and new facilities into a coherent campus environment. Stage 1 included relocation of the Soledad Enrichment Action to new modular facilities on the Civic Center site and was completed in July 2002. Stage 2 included construction of the park and lake improvements and a new main entrance to the Civic Center from Mednik Avenue and was completed in March 2004. Stage 4 included construction of a new public library that was completed and began operating in September 2004. In an effort to expedite the work, conversion of the former library into the new County Hall (Stage 5) and the renovation of the central parking lot (part of Stage 3) are currently being completed through the use of Job Order Contracts.

Stage 3 will include a new pedestrian promenade with enhanced walkways and pedestrian lighting, a central plaza with an interactive water feature, entry monuments, picnic shelters, wayfinding signage, improved access roadways, landscaping, irrigation, security lighting improvements, a new bus transit plaza on Third Street, and road improvements to Third Street to accommodate the future construction of the eastside extension of the Gold Line Light Rail System. In addition, exterior site improvements will be added to the new County Hall, including public seating areas, landscaping, and security lighting.

The proposed Consultant Services Agreement requires the apparent lowest responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification, which is critical to successfully managing construction activities by both the contractor and the County. Bid specifications provide that if the apparent lowest responsible bidder fails to complete an acceptable schedule, the Director may return to your Board to recommend that the bidder be determined nonresponsive and recommend awarding the construction contract to the next lowest responsible bidder, contingent on the bidder completing a baseline schedule that conforms to the County's specifications.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Service Excellence and Fiscal Responsibility as the proposed improvements will enhance the delivery of public services to the residents of East Los Angeles and are an investment in public infrastructure.

Also, the renovation and development of the East Los Angeles Civic Center is an integral component of the Strategic Plan for municipal services to unincorporated areas. One of the Plan's objectives, under Action Plan A, is the piloting of at least one Civic Center facility model in an unincorporated area of the County of Los Angeles. The plan recommends East Los Angeles to be the pilot site. As a facility model, the East Los Angeles Civic Center will assemble County municipal services in a one-stop setting with departments working collaboratively as a joint venture to increase the convenience and speed of services.

FISCAL IMPACT/FINANCING

Public Works' fair construction cost estimate for Stage 3 (excluding \$500,000 for renovation of the central parking lot by the Job Order Contracts contractor) is \$5,672,452, which will be funded by Rivers and Mountains Conservancy grant funds (\$500,000), First District Proposition A Transit funds (\$515,000), First District Deferred Maintenance funds (\$650,000), Enhanced Services for Unincorporated Areas funds (469,286), First District Road funds (\$150,000), Parking Improvement funds (\$1,518,000), and First District Various Improvements funds (\$1,870,166). However, in light of rising construction costs currently being experienced throughout the construction industry, there is a potential for increased projects costs beyond the available funding. We are recommending that your Board proceed with obtaining bids. Prior to award of the construction contract, we will assess the potential budget impact from the bids received, and we will return to your Board with final recommendations regarding the project scope and funding and Contract award.

The total project cost for the Civic Center renovation, including plans and specifications, land acquisition, demolition, plan check, construction, equipment, consultant services, miscellaneous expenditures, and County services (including the new East Los Angeles Library), is currently estimated at \$30,412,000, which is consistent with the amount previously approved by your Board on August 16, 2005. The Project Schedule and Budget Summary are included in Enclosure A.

The project funding sources are:

Funding Sources	Current Project Funding
First District Various Improvements	\$22,804,000
First District Road Funds	1,130,714
Flood Control District Funds	400,000
First District Community Development Block Grants	2,425,000
First District Deferred Maintenance Funds	650,000
First District Prop A Transit Funds	515,000
Parking Improvements	1,518,000
Rivers and Mountains Conservancy	500,000
Enhanced Services for Unincorporated Areas	469,286
Total of Funding Sources	\$30,412,000

Operating Budget Impact

The estimated annual cost of \$62,000 for maintenance and operation of the lake is included in the Fiscal Year 2005-06 Flood Control District Budget.

The annual cost to maintain the balance of the East Los Angeles Civic Center, including facility, landscape and water feature maintenance, utilities, management and security, is currently estimated at \$400,000 and is included in the Fiscal Year 2005-06 Extraordinary Maintenance Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The project schedule for Stage 3 has been extended to coordinate the road improvements on Third Street with the Los Angeles County Metropolitan Transportation Authority for the future eastside extension of the Gold Line Light Rail System and to obtain approvals from the local jurisdictional agencies.

A standard Construction Contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included in the Contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the Contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for Contract award, bidders will be required to attest their willingness to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees and shall require each subcontractor to notify its employees about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Bidders will also be required to show full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

On July 25, 2000, your Board approved the Negative Declaration for renovating the Civic Center campus, park, and lake. On February 26, 2002, your Board approved the Negative Declaration for acquisition and development of the Third Street parking lot. However, during the design phase, the project was revised. The revisions include a new transit stop along Third Street, approved under the February 26, 2002, Negative Declaration; a water feature within the central plaza; and exterior site improvements to the new County Hall. The water feature and exterior site improvements were approved as enhancements to recreation facilities in open space areas under the July 25, 2000, Negative Declaration. Additionally, due to escalating construction costs, the Third Street offsite parking lot, approved in the February 26, 2002, Negative Declaration, will not be constructed at this time. Deletion of this parking lot will not impact our ability to meet the parking requirements established by the Conditional Use Permit.

CONTRACTING PROCESS

On February 13, 2001, your Board awarded a Design Services Agreement to Gruen Associates for a not-to-exceed fee of \$1,127,816 for the project. Since then, 14 Supplemental Agreements have been awarded with a combined value of \$907,383. This has increased the total value of Gruen's Contract to \$2,035,199.

Advertising for bids will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements (Enclosure B). Following receipt of bids, scheduled for December 20, 2005, we will return to your Board for Construction Contract award.

As requested by your Board on February 3, 1998, this Contract opportunity will be listed on the Doing Business with Us website.

Participation by Community Business Enterprises (CBE) in the project is encouraged through Public Works' Capital Projects' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBE.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The renovation of the campus is being implemented in stages in order to reduce disruption of the facilities and services provided at the Civic Center. Construction of the new County Hall (Stage 5) and the renovation of the central parking lot will be completed by February 2006. Construction of the Stage 3 improvements is scheduled to begin in March 2006 and will also be phased to minimize disruption of County facilities. All existing facilities will remain in operation during construction.

In addition, to further minimize disruption of services, the project specifications require the contractor to coordinate construction with daily functions and activities of the Civic Center.

The Honorable Board of Supervisors
November 3, 2005
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CONCLUSION

Please return an adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

DP:njc

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Enc. 3

cc: County Counsel
Internal Services Department (John Rice)
Department of Public Social Services (GAIN/GROW Program)
Office of Affirmative Action (Ozie Smith)

November 3, 2005

ENCLOSURE A

**EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (STAGE 3)
ADOPT AND ADVERTISE
SPECS. 6613; C.P. 77398**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Award Design Contract	02/21/01*	
Execute Design Contract	03/21/01*	
Stage 3 (Campus Improvements)		
Construction Award	09/21/04	01/31/06
Construction Start	10/21/04	03/02/06
Substantial Completion	11/17/05	06/04/07
Final Acceptance	01/17/06	08/02/07
Stage 5 (County Hall)		
Construction Award (JOC)	03/03/05*	
Construction Start	03/08/05*	
Substantial Completion	12/15/05	
Final Acceptance	02/14/06	

* Actual completion date

II. PROJECT BUDGET SUMMARY

Budget Category	Approved Project Budget	Impact of this Action	Proposed Project Budget
Land Acquisition	\$ 3,253,118	\$0	\$ 3,253,118
Demolition of Old Courthouse	\$ 264,445	\$0	\$ 264,445
Demolition of Miscellaneous Structures	\$ 156,144	\$0	\$ 156,144
Plans and Specifications:			
Original Contract Value	\$ 1,127,816	\$0	\$ 1,127,816
S.A. 1 - 14 Additional Services	<u>907,383</u>	\$0	<u>907,383</u>
Total - Architectural/Engineering Contract	\$ 2,035,199	\$0	\$ 2,035,199
Design Contingency	\$ 0	\$0	-
Total Plans and Specifications	\$ 2,035,199	\$0	\$ 2,035,199
Plan Check and Jurisdictional Review	\$ 51,657	\$0	\$ 51,657
Construction:			
Construction Contract Stage 1-SEA Facility	\$ 466,484	\$0	\$ 466,484
Construction Contract Stage 2-Park and Lake	3,114,251	\$0	3,114,251
Construction Contract Stage 3-Campus*	6,172,452	\$0	6,172,452
Construction Contract Stage 5-County Hall	2,452,043	\$0	2,452,043
Change Orders	892,191	\$0	892,181
Utilities	75,726	\$0	75,726
Civic Art - Contingency	84,560	\$0	84,560
Artist Contract - Amescua	74,500	\$0	74,500
Artist Contract - Arreola+	69,872	\$0	69,872
Artist Contract - Delgado	42,000	\$0	42,000
Artist Contract - Duffy	46,000	\$0	46,000
Civic Center Way	313,377	\$0	313,377
Civic Center Renovation Misc.	<u>40,760</u>	<u>\$0</u>	<u>40,760</u>
Total Construction	\$13,844,206	\$0	\$13,844,206
Equipment-VOIP	\$ 222,194	\$0	\$ 222,194
Consultant Services	\$ 320,091	\$0	\$ 320,091
Miscellaneous Expenditures	\$ 50,011	\$0	\$ 50,011
County Services	\$ 2,590,327	\$0	\$ 2,590,327
New East Los Angeles Library** (Stage 4)	\$ 7,624,608	\$0	\$ 7,624,608
TOTAL ***	\$30,412,000	\$0	\$30,412,000

* Includes construction costs for renovation of central parking lot being done separately using Job Order Contract.

** The total budget for the new East Los Angeles Library is \$7,670,000, including \$45,392 for the Library artwork included as part of Supplemental Agreement 5.

*** This budget is for the entire East Los Angeles Civic Center Renovation project, including the new public library.

November 3, 2005

ENCLOSURE B

**EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (STAGE 3)
ADOPT AND ADVERTISE
SPECS. 6613; C.P. 77398**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Architectural Engineering Division, Department of Public Works, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for furnishing all materials, labor, and equipment required to complete construction for the following work:

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>	<u>BID DOC FEE</u>	<u>DATE OF BID OPENING</u>
1	6613	East Los Angeles Civic Center Renovation Project (Stage 3) 4801 East Third Street Los Angeles, CA 90022	\$50	12/20/05

Copies of the project manual and drawings may be obtained at the Cashier's Office, Department of Public Works, Mezzanine Floor, 900 South Fremont Avenue, Alhambra, California 91803, for the fee stated above. For bid information, please call Mr. Ron Beal of Architectural Engineering Division at (626) 458-2587. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's Office before 10:45 a.m. on the date indicated. Bids will be publicly opened, examined, and declared by Public Works at 11 a.m. on this date in Conference Room B, 5th Floor, at 900 South Fremont Avenue, Alhambra, California 91803.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess an A or B license classification at the time of bid. The contractor should verify to his/her satisfaction that he/she holds the correct license for this type of project.

OTHER INSTRUCTIONS

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code relating to contracting with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical errors and discrepancies in bids submitted in the public's interest.

Si necesita información en Español, por favor llame al telefono (626) 458-2563.



Upon 72 hours notice, the Department can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 South Fremont Avenue), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7 a.m. to 5:30 p.m.



Con 72 horas de notificación, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 South Fremont Avenue), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE, o para mas información del ADA, pongase en contacto con nuestro Coordinador del ADA del Departamento al (626) 458-4081 o TDD (626) 282-7829, de lunes a jueves de las 7 a.m. a 5:30 p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated November 15, 2005.

Specs. 6613 VIOLET VARONA-LUKENS, EXECUTIVE OFFICER
OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES

